

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
NE/S Concordia Drive, 972' W of
Green Acre Drive
(1120 Concordia Drive)
9th Election District
6th Councilmanic District
Ronald F. Ege, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 13.3 feet in lieu of the required 15 feet for a proposed two-car garage in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documents presented.

The Petitioners have filed the supporting affidavits as required by Section 22-26 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. In fact, Petitioners submitted a signed Petition from their neighbors on both sides of the subject property which indicates their approval of the relief requested. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of January, 1991 that the Petition for Residential Variance to permit a side yard setback of 13.3 feet in lieu of the required 15 feet for a proposed two-car garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioners shall not allow or cause the proposed two-car garage to be converted to a second dwelling unit and/or apartments. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

January 14, 1991

Mr. & Mrs. Ronald F. Ege
1120 Concordia Drive
Towson, Maryland 21204

RE: PETITION FOR RESIDENTIAL VARIANCE
NE/S Concordia Drive, 972' W of Green Acre Drive
(1120 Concordia Drive)
9th Election District - 6th Councilmanic District
Ronald F. Ege, et ux - Petitioners
Case No. 91-190-A

Dear Mr. & Mrs. Ege:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Residential Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1802.3.B (205.3) To allow a side yard setback of 13.3 ft. in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason:
(Indicate hardship or practical difficulty)

To improve the exterior appearance of the house. There is currently a one car garage with a carport and awning which is not aesthetically appealing to us or the neighbors. A two car garage (24') will improve the appearance as well as provide us with much needed storage. This house does not have a basement therefore, we have a great need for additional storage. This addition will increase property to be advertised and/or posted as prescribed by Zoning Regulations. The value of the property is to be advertised and/or posted as prescribed by Zoning Regulations. The value of the property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

Ronald F. Ege

(Type or Print Name)

Signature

Karen F. Ege

(Type or Print Name)

Signature

W-962-2311 (Ron)

W-581-9049 (Karen)

1120 Concordia Drive H-321-8374

Towson, Maryland 21204

None, address and phone number of legal owner, contract purchaser or representative to be contacted.

Karen F. Ege W-581-9049

1120 Concordia Drive, Towson

None

ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1991, that the subject matter of this petition be posted on the property on or before the 15th day of January, 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of January, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 15th day of January, 1991, at 10 o'clock, AM.

ORDER RECEIVED FOR FILING

to

By

ZONING COMMISSIONER OF BALTIMORE COUNTY

AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently or upon settlement will reside at 1120 Concordia Drive,

Towson, Maryland 21204

(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)
To improve the exterior appearance of the house. There is currently a one car garage with a carport and awning which is not aesthetically appealing to us or the neighbors. This addition will provide us with much needed storage space since we do not have a basement or crawl space. It will increase the value of the property thereby increasing the value of the neighborhood.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Ronald F. Ege
AFFIANT (Handwritten Signature)
Ronald F. Ege
AFFIANT (Printed Name)

Karen F. Ege
AFFIANT (Handwritten Signature)
Karen F. Ege
AFFIANT (Printed Name)

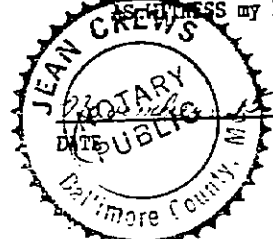
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of November, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Ronald F. Ege and Karen F. Ege

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

Witness my hand and Notarial Seal.



Jean C. Brown
NOTARY PUBLIC

My Commission Expires:
July 1994

ZONING DESCRIPTION

Beginning at a point on the northeast side of Concordia Drive which is 60 ft. wide at the distance of 997 ft west of the centerline of the nearest improved intersecting street, Green Acre Drive, which is 50 ft. wide. Being Lot #47, Block B, as shown on Amended Sub-division of Plats 1 and 2, Section 1, of Mine Bank, recorded in the Land records of Baltimore County in Liber W.J.R. #26, Folio 27. Also known as 1120 CONCORDIA DRIVE and located in the 9th Election District.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6110

Number

receipt

No 3939

Date

11-15-90

PUBLIC HEARING FEE

100.00

REPORTING AND ADVERTISING FEE

100.00

NEW STRUCTURE FEE

100.00

LAST NAME OF OWNER: EGE

04A04+00074+100HRC

RA 00101-24H11-12-90

\$30.00

Cashier Validation:

Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th

Posted for: Variance

Petitioner: Ronald F. Ege and Karen F. Ege

Location of property: NB/E Concordia Drive, 972' W of Green Acre Dr.

1120 Concordia Dr.

Location of Sign: Along Concordia Dr., across 15' from property

Remarks: on property of Petitioner

Posted by: M. G. Stephens

Number of Signs: 1

Date of Posting: 11/14/90

Date of return: 12/14/90

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(410) 887-3353

Dennis F. Rasmussen
Zoning Commissioner

November 27, 1990

Mr. & Mrs. Ronald F. Ege
1120 Concordia Drive
Towson, Maryland 21204

Re: CASE NUMBER: 91-190-A

LOCATION: NE/S Concordia Drive, 972' W of Green Acre Drive
1120 Concordia Drive

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before December 12, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is December 27, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

M. G. Stephens
(301) 887-3391

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3353

December 14, 1990

Mr. & Mrs. Ronald F. Ege
1120 Concordia Drive
Towson, MD 21204

RE: Item No. 207, Case No. 91-190-A
Petitioner: Ronald F. Ege, et ux
Petition for Residential Variance

Dear Mr. & Mrs. Ege:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WENIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this
16th day of November 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Ronald F. Ege, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: December 3, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Edith May Souza, Item No. 166
Earlie E. and Linda R. Towe, Item No. 170
Roland H. and Darlene Farlow, Item No. 171
Kwan Woo Lee, Item No. 173
Harry E. Belsinger, et al., Item No. 175
Gary D. and Kathleen M. Stewart, Item No. 178
Dale A. and Cheryl Polczynski, Item No. 181
Bruce D. and Mary V. Frith, Item No. 182
Eileen C. Wisler, Item No. 183
William M. and Constance M. Pitcher, Item No. 185
Key Federal Savings Bank, Item No. 186
Stephen D. and Wendy K. Mooney, Item No. 189
Brian D. and Tullia Briscoe, Item No. 193
Charles Henry and Vickie Jean Wallis, Item No. 195
Sharon Piaskowski, Item No. 196
Gary E. Stahl, Item No. 199
Keith E. and Terri L. Yeager, Item No. 201
Robert E. and Deborah L. Jennings, Item No. 202
Gloria P. Brown, Item No. 203
Robert E. and Karen F. Ege, Item No. 207
David Darbandi, Item No. 208
Thomas D. and Jeannette Considine, Item No. 209
Helen M. Yingling, Item No. 214

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMS MUL-TPL/ZAC1

received
12/16/90

401 Bosley Avenue, Suite 405
Towson, MD 21204

887-3554
Fax 887-5784

December 10, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 207, 209, 214, and 219.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lab

received
12/13/90

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
December 4, 1990

received
12/14/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 207
PROPERTY OWNER: Ronald F. Ege, et ux
LOCATION: NE/S Concordia Drive, 972' W of Green Acre Drive (#1120 Concordia Drive.)
ELECTION DISTRICT: 9th
COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

() A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

() A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

() OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500
Paul H. Reincke
Chief

DECEMBER 3, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Property Owner: RONALD F. EGE

Location: #1120 CONCORDIA DRIVE

Item No.: 207 Zoning Agenda: DECEMBER 11, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Ch. E. Burnham* 12-3-90 Noted and Approved: *Pat Keller* Fire Prevention Bureau
Planning Group Special Inspection Division

JK/KEK

received

November 14, 1990

We, the undersigned, have no objection to the proposed variance to permit Ronald and Karen Ege from constructing a 24' garage to replace the existing 14'6" garage with adjoining carport w/awning.

Robert Kirkwood
1122 Concordia Drive
(Robert Kirkwood)

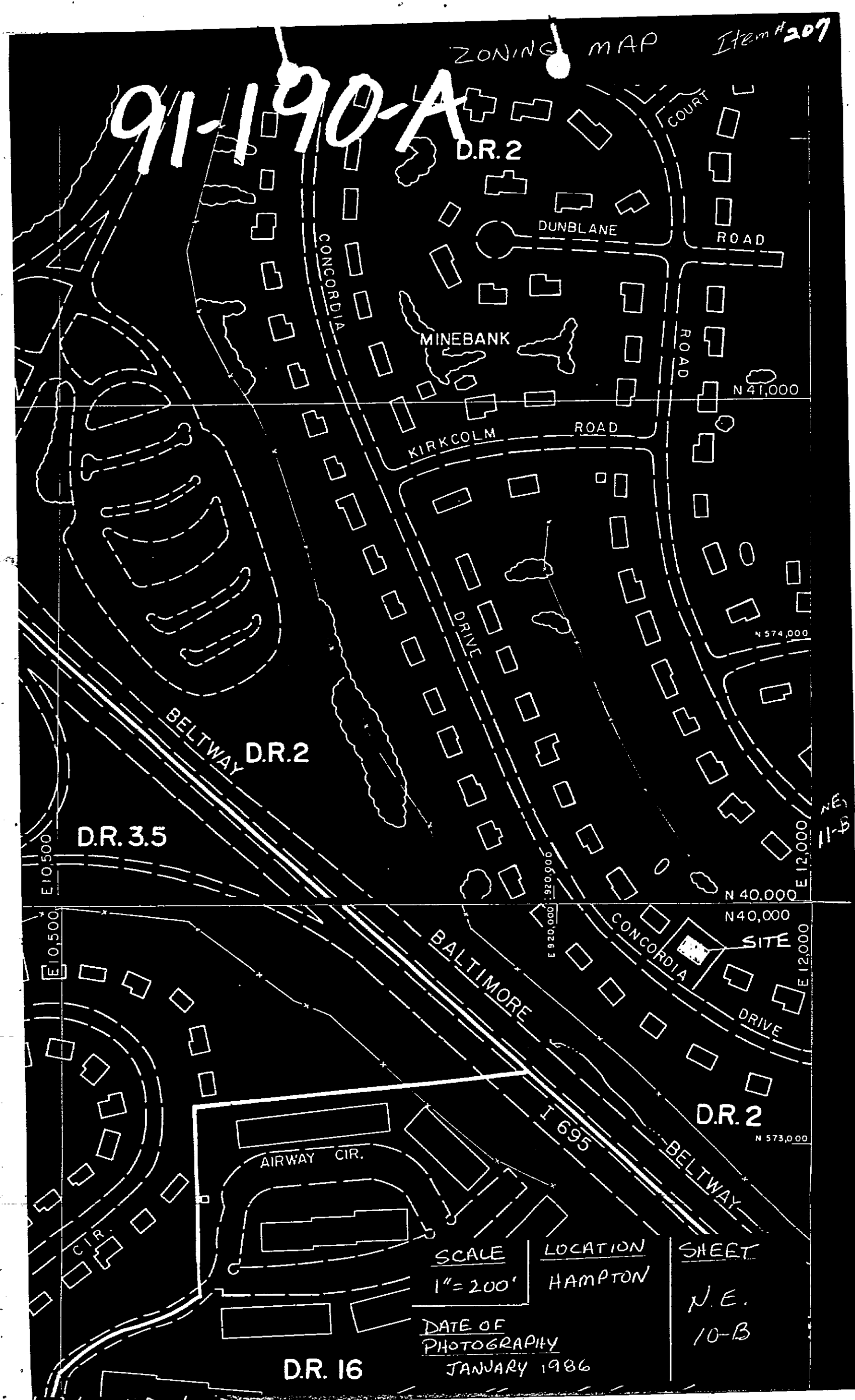
Robert Reagan
1124 Concordia Drive
(Robert Reagan)

Anna Lee Kirkwood
1122 Concordia Drive
(Anna Lee Kirkwood)

William J. Fletcher
1118 Concordia Drive
(William Fletcher)

Rosette G. Frew
1123 Concordia Drive
(Rosette G. Frew)

91-190-A



CASE #: 91-190-A

Item # 207

← SUBJECT SITES TO BE RENOVATED

FRONT VIEW OF CURRENT GARAGE W/CARPORT AND AWNING
REAR VIEW OF CURRENT GARAGE W/CARPORT AND AWNING

PETITIONER'S EXHIBIT #

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1120 CONCORDIA DRIVE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: MINEBANK
plat book # 26, folio # 27, lot # 47, section # — BLOCK B

OWNER: RONALD AND KAREN EGE

552.1746 7987
UTILITY POLE
5' PLACEMENT FOR UTILITIES AND DRAINAGE
Lot 47
Lot 48
Lot 49
1.168 5929
252
UTILITY POLE
Existing Dwelling No 1118 FRONT
Proposed 9' extension of garage (9' x 14')
Existing Dwelling No 1122 FRONT
1.168 3847
584
North Arrow
R-930.00 A-52.52 R-611.00 A-58.77
922' to Green
CONCORDIA DRIVE
91-190-A
date: 11-14-90
prepared by: KZE Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Councilmanic District: 6
Election District: 9
1"=200' scale map: NE, 10-B
Zoning: DR.2
Lot size: 1.465 acreage 195 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE #:
207

91-190-A

Item #207



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

RONALD & KAREN EGE
1120 Concordia Dr.
Towson, Md. 21204

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
EUDOWOOD
TOWSON ESTATES
TOWSON HEIGHTS

SHEET
N.E.
10-B

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401